

NO I 749

Additional Regn Fees

Rs 88.00
Rupees Eighty
Eight only
only is realised vide Mhs.
Receipt No. 572333
Dated 5/3/99

Sd/- G. C. Kunder

Sub-Registrar
Raiganj Dt. Jalpaiguri
5/3/99



Market Value assessed Rs...
(Rupees...)
Stamp Duty required Rs...
(Rupees...)
Stamp 1...
(Rupees...)
Deficit Stamp...
(Rupees...)

Sd/- G. C. Kunder

Sub-Registrar
Raiganj Dt. Jalpaiguri
1/2/99

Certified that the deficit Stamp Duty
of Rs... (Rupees...)
only has been

paid by the Bank of India issued by
S. B. S. D. Dated 5/2/99
to make up the deficit Stamp Duty of
which this document is chargeable.

Sd/- G. C. Kunder

Sub-Registrar
Raiganj Dt. Jalpaiguri

5/3/99

Stamp duty under Rule 21 duly
charged under the Indian Stamp
Act 1899 (as amended) and
also under Section 5 of the
M. L. R. Act 1985 Schedule No.
1A. Fees Paid Rs. 479.00
In C. R. B.

Sd/- G. C. Kunder

Sub-Registrar
Raiganj Dt. Jalpaiguri
5/3/99

presented for Registration as
on the 1st day of Feb 1999
at the Sub-Registry office at Raiganj
by Shaidev Nair
Executive/Chairman

Shaidev Nair

Sd/- G. C. Kunder

Sub-Registrar
Raiganj Dt. Jalpaiguri
1.2.99



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: DEED OF SALE (CONVEYANCE) :

With respect to : Land measuring 0.0311-acre
or 1-katha 14-chhatak 6-sq. ft.

Price : Rs.40,000/00.

Mouza : Dabgram, J.L. No.2, Sheet No.15,

P.S. : Bhaktinagar, Dist.Jalpaiguri.

This Indenture made on the 1st day of February,
one thousand nine hundred ninety nine .

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Sh. Sahaidar Nair

Adv.
J.P. Aggarwal

No. 3870 Date 27/1/99
 Sold to Manoj K. Jyodha
 of Sky
 Rs. 1000/- (Rupees One thousand only)
 B. R. Chakraborty
 Stamp Vendor.
 Siliguri Court.

FEES PAID AS UNDER ARTICLES

Fees for F. 11	Rs.	
Fees for F. 21	Rs.	2.00
Fees for G. 1	Rs.	7.35
Fees for G. 2	Rs.	5.50
Value of Stamp applied	Rs.	10.00
Value of Carriage	Rs.	4.00
Value of C. F. 3	Rs.	20
Cost of Stamp Plan	Rs.	
Plan Containing three Nos.		

Total Rs. 29.205/-
 Rupees... Twenty nine and five paise only
 Copy prepared signed Sealed and
 delivered to J. B. Sankar
 per order no 265 Dated 9.3.99
 115

[Signature]
 Jyodha
 9/3/99





Page. 2.

§

B E T W E E N

SRI. MONOJ JAJODIA, Son of SriShawal Ram Jajodia,
 by religion Hindu, by occupation Business, resident
 of Khalpara, Siliguri, PO. & P.S Siliguri, Dist.
 Darjeeling, hereinafter called the "PURCHASER"
 (which expression shall mean and include unless
 excluded by or repugnant to the context his heirs,
 executors, successors, legal representatives,
 administrators and assigns) of the ONE PART .

Sd/-

Sahaider Nair

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(Contd. to next sheet)

Sd/-
 J. P. Aggar
 Adv



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A N D

Selu.

Sahaidev Nair

SRI. SAHAIDEV NAIR, Son of P. Appu Nair, by religion Hindu, by occupation Service, resident of New Milanpally, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, hereinafter called the "V E N D O R" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, legal representatives, administrators and assigns) of the OTHER PART .

WHEREAS Smt. Mina Rani Mitra, wife of Sri Saraj Kumar Mitra of Hakimpura, Siliguri became the absolute owner of land measuring 0.13-acre equivalent to 8-kathas, in Plot No.66-part, recorded in R.S. Khatian No.757/13, Sheet No.15 of Mouza Dabgram, J.L. No.2, P.S. Bhaktinagar, Dist. Jalpaiguri, by virtue of a Deed of Sale executed by Sri Rabindra Nath Dutta of New Jalpaiguri on 05. 4. 65 and registered in the office of the Sadar Joint Sub-Registrar, Jalpaiguri, Being Document No.3280- for the year 1965 and thereby abovenamed Smt. Mina Rani Mitra acquired permanent, heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever .

Selu -
P. Agr
Adv

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A N D

Sd/-
Sahaidev Nair

WHEREAS thereafter abovenamed Smt. Mina Rani Mitra got her name mutated with respect to her said land vide Mutation case No. IX-II-213/69-70, dated 9. 5. 69 of the office of the J.L. R.O. , Rajganj,

A N D

WHEREAS abovenamed Smt. Mina Rani Mitra sold her homestead land measuring 0.033-acre or 2-two kathas to and in favour of Sri Sahaidev Nair, the Vendor hereof, by virtue of a Deed of Sale executed by her on 03.5.85 and registered in the office of the District Sub-Registrar Jalpaiguri, Being Document No. 3148- for the year 1985, out of her said total land . And thereafter the Vendor hereof got his name mutated with respect to his said land vide Mutation case No. IX-II/351(R) 85-86, dt. 18. 6. 85 of the office of the J.L.R.O. , Rajganj. And a part of the land of the vendor hereof was subsequently decreased to 0.0311-acre on account of utilisation of meagre quantum of land for extension of adjacent road .

A N D

WHEREAS in view of the aforesaid facts, the vendor hereof is now the absolute owner-in-possession of the said land measuring 0.0311-acre as fully described in the SCHEDULE appended below and as shown and delineated by RED border lines in the map or plan annexed herewith forming part of these presents (hereinafter referred to as " BELOW SCHEDULED LAND " for the sake of brevity), having permanent, heritable and transferrable right,

Sd/-
J. P. Aggr
Adv

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A N D

Sd/-
Sahadev Nair

WHEREAS the Vendor hereof, being in need of money for his own developmental plans has decided to sell and has also offered for sale his said below scheduled land, disclosing the aforesaid facts, relating thereto and declaring the same, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Purchaser hereof, relying on the aforesaid statements of the vendor, has agreed to purchase the said below scheduled land at or for the price of Rs.40,000/00 (Rupees forty thousand) only, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendor hereof, considering the price so offered by the purchaser hereof, as fair, reasonable and highest in the prevailing market, has firmly and finally agreed to sell his said below scheduled land to the purchaser at or for aforesaid price, free from all encumbrances and charges whatsoever.

Sd/-
J. P. Agr
Adv

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Seli Sahadev Nair

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of the sum of Rs.40,000/00 (Rupees forty-thousand) only paid by the purchaser this day to the Vender in cash (the receipt whereof the vender does hereby acknowledge as having received and the vender also grants full discharge to the purchaser from the payment thereof), the vender DOETH hereby convey, assign, sell and transfer his said below scheduled land together with all his right, title, interest, hereditaments, liberties, easements, trees and fences etc. whatsoever in any way belonging to or reputed to belong therewith and makes over possession thereof unto and in favour of the purchaser absolutely and for ever TO HAVE AND TO HOLD the same as an absolute estate by the purchaser as exclusive owner thereof, peaceably and quietly, with permanent, heritable and transferrable right, title and interest, and without any claim, objection, interference or interruption from the vender or any person or persons claiming under him, subject to the payment of land revenue and other taxes to the superior landlord - now the Govt. of West Bengal . /

Seli
J.P. Agr
Adv

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Sd/- Sahai Dev Nair

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The Vendor declares that the interest which he professes to transfer hereby - subsists as on the date of these presents, and that there exists no previous transfer, mortgage, lease, contract for sale or otherwise by the vender in favour of any other person or party respecting the said below scheduled land and that the property hereby transferred, expressed or intended so to be suffers from no defect of title and that the recitals made hereinabove - are all true, and in the event of any contrary is proved, the vender shall be liable for false recitals and shall also be liable to make good the loss or injury which the purchaser may suffer or sustain in consequence thereof.

The Vender further covenants with the purchaser that if for any defect of title of the said below scheduled land or for any act done or suffered to be done by the vender, the purchaser be deprived of ownership or of possession of the said below scheduled land or any part thereof in future, then the vender shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be together with an interest at the rate of rupees fifteen percent per annum from the date of such deprivation of ownership

Sd/-
J. P. Agr
Adv

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Sol. Sahaiden Nair

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or of possession, and that the vander shall also pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain resulting therefrom .

: SCHEDULE OF LAND SOLD BY THIS DEED :

All that piece or parcel of homestead land measuring 0.0311-zero point zero three one one acre equivalent to 1-one katha 14-fourteen chhatak 6-six square feet in Plot/Dag No.66-sixty six - part, Sheet No.15-fifteen , recorded in R.S. Khatian No.757/13-seven hundred fifty seven by thirteen, of Mouza DABGRAM, J.L. No.2, situated in Ward No.32- of the Siliguri Municipal Corporation, Siliguri, within the jurisdiction of Police Station Bhaktinagar, Sub-Division and Registry office Jalpaiguri, Paragana-Baikunthapur, Touzi No.3, Dist. Jalpaiguri, as shown by Letter - 'B' quatted with RED border lines in the map or plan annexed herewith forming part of these presents , is sold by this Deed of Sale (Conveyance).

Sol.
P. Aggr
Adv

The said land hereby sold is butted and bounded as follows :-

On the North : Land of Smt. Jolly Mukherjee as shown by Letter-'A' in the enclosed map today sold to the purchaser hereof by another Deed of Sale .

On the South : Sold land of Sri Kshitish Chandra Mondal.

On the East : R e a d .



Sahaidat Mir.

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Yearly rent for the land hereby sold is Rs.0.07-
paise now payable to the superior landlord - the
Govt. of West Bengal .

IN WITNESS WHEREOF the Vendor hereof, in good
health and conscious mind , has executed this Deed
of Sale (Conveyance) on the day, month and year
first above written .

Witnesses :

Drafted, readover and
explained by me and typed
in my office .

(1) Paban Kumar Bhowmick
dali Anandilal Bhowmick
Siliguri

Sdr. Jagadish Prasad Agr
(Jagadish Prasad Agarwala)
Advocate, Siliguri.
Regn.No.WB-588/85.

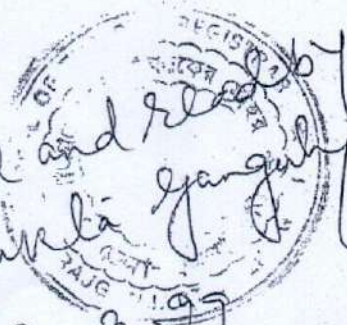
(2) Naba Gopal Samal
S/o of Nitra pada Samal
135, S.F Road Siliguri

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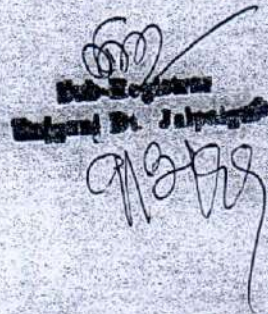


NO 3870 Date 27.1.99 Sold to Manoj Kr Jayodia
of Slg Rs 1000/- (Rupees) one thousand only
Sd/- B.R. Ghosh Stamp vender Seliguri Court.
NO 3871 Date 27.1.99 Sold to Manoj Kr Jayodia
of Slg Rs 1000/- (Rupees) one thousand only.
Sd/- B.R. Ghosh Stamp vender Seliguri Court.

Copied and read by
Sanyukta Ganguly
9.3.99
Compared by
AK
9.3.99



CERTIFIED TO BE A TRUE COPY OF
AN INCOMPLETE DOCUMENT
WHICH HAS NOT YET BEEN
RECORDED IN THE REGISTER
BOOK


Sub-Registrar
Seliguri Dt. Jalpaiguri
9/3/99

